

# HILLSIDE DEVELOPMENT FOR WASHOUGAL



TROY WAYRYNEN/The Columbian

**The future:** The mix of development on Woodburn Hill is designed to "create community villages," says Washougal Planning Director Monty Anderson.

## MOVING ON UP

*Washougal gears for major residential development on Woodburn Hill*

By STEPHANIE THOMSON  
Columbian staff writer

**W**ASHOUGAL — The city had nowhere to go but up. In 1991, when the state Legislature ordered cities to adopt growth management plans, officials in Washougal considered their geographic constraints.

Tucked between Camas and the federally protected Columbia River Gorge National Scenic Area, the city did not have room for much expansion to the west or east. Its southern border runs along the Columbia River.

Woodburn Hill, which rises 660 feet above downtown Washougal, was the only place to go.

Right now about 50 homes are on the hill, but all that is about to change.

In an unprecedented development spurt for Clark County's fourth-largest city, three projects are planned to bring a mix of housing to the hillside. Construction starts this spring, and city officials estimate it will take five to 10 years before Woodburn Hill is fully developed.

Two smaller projects are anticipated for the southeast corner of Woodburn Hill, but "with these three developments, it's all but built out," said Monty Anderson, Washougal's director of planning and development.

### AT A GLANCE

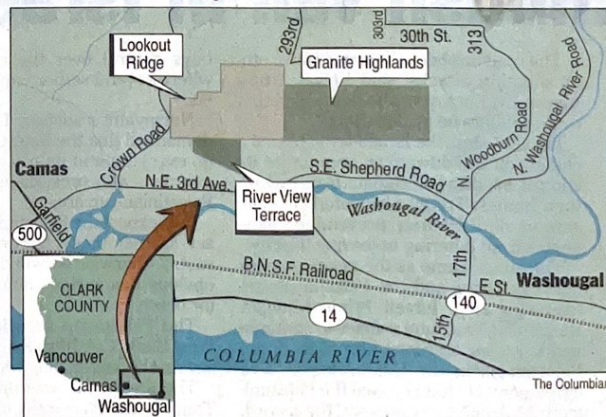
■ **WHAT:** Three projects that incorporate multifamily housing and small commercial centers with single-family homes.

■ **WHERE:** 375 hillside acres northwest of downtown Washougal

■ **POTENTIAL:** The hill has room for about 3,000 people.

■ **CITY STATS:** With 7,727 people, Washougal is the fourth-largest city in Clark County, trailing Vancouver, Camas and Battle Ground.

### Woodburn Hill Developments



The Columbian

All told, there is room for 1,600 residential units and more than 3,000 people — a significant addition to a city with a current population of 7,727.

While Clark County's sizzling real estate market for new homes has cooled slightly and Washougal has not experienced the dramatic population increases of Battle Ground and La Center, Woodburn Hill is expected to draw a crowd.

The hillside offers views of Mount Hood, the Columbia and Washougal Rivers and the Colum-

bia River Gorge.

And, unlike posh Prune Hill in neighboring Camas which has been slow to accept multifamily housing, the Woodburn Hill projects — Lookout Ridge, River View Terrace and Granite Highlands — incorporate apartments and four-plexes right from the start.

"It's just a wonderful view," said Mike Conway, director of the city's public works department. "There are not a lot of places where you

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